

GDO, GATEWAY DESIGN OVERLAY DISTRICT.

(a) PURPOSE AND INTENT

The purpose of the GDO, Gateway Design Overlay District regulations is to establish a framework for site planning and design to ensure development of a high quality. These regulations set standards for all development within Gateway Design Overlay District including commercial, residential and office uses. It is the intent of these regulations to establish standards that will be reflective and protective of the community amenities and historic sites along the Medical Center Parkway, Thompson Lane, Robert Rose Drive, and Manson Pike and to enhance the quality of life for the citizens of Murfreesboro and Rutherford County. It is the intent of the Gateway Design Overlay District regulations to protect and enhance the existing character of the land throughout the district.

The purposes of the GDO, Gateway Design Overlay District regulations shall include the following:

- (1) Encourage high quality development as a strategy for investing in the City's future.
- (2) Emphasize the interstate access at Medical Center Parkway/Manson Pike and Interstate 24 as a major entryway into the City.
- (3) Recognize and support the historic significance of the Stones River National Battlefield and the other related areas with historic significance and to minimize the negative impacts of development in their vicinity.
- (4) Maintain and enhance the quality of life for Murfreesboro's citizens.
- (5) Shape the District's appearance, aesthetic quality, and spatial form.
- (6) Reinforce the civic pride of citizens through appropriate development.
- (7) Increase awareness of aesthetic, social, and economic values.
- (8) Protect and enhance property values.
- (9) Minimize negative impacts of development on the natural environment.
- (10) Provide property owners, developers, architects, engineers, builders, business owners, and others with a clear and equitable set of regulations for developing land.
- (11) Enhance the City's sense of place and contribute to the sustainability and lasting value of the City.
- (12) Shape and develop the District in a manner that is beneficial to the entire City.

(b) APPLICATION OF REGULATIONS

- (1) The GDO, Gateway Design Overlay District, shall overlay land located as shown on the official zoning map of the City of Murfreesboro, Tennessee. In order to carry out the purposes of this ordinance [Murfreesboro City Code Appendix A – Zoning] the GDO, Gateway Design Overlay District is divided into sub-districts: GDO-1, GDO-2, GDO-3, and GDO-4. The

general regulations applicable in the GDO and which are applicable in the various sub-districts are described in this Section.

- (2) Any use and/or structure permitted by right or by special permit in the underlying zoning classifications shall also be permitted by the GDO and the various subsections in like manner unless specifically listed as excluded or otherwise limited by this subsection. Where there is a conflict between the provisions of this subsection and those of the underlying zoning district, the provisions of this subsection shall apply. Where there is a conflict between the provisions of this subsection and those of another overlay district the more restrictive regulations shall apply.

(c) USE REGULATIONS.

(1) Temporary Outdoor Uses of Land:

- (A) The following temporary outdoor uses of land shall be prohibited:

- 1. carnivals 3. fireworks sales
- 2. circuses 4. Christmas tree sales

- (B) Tents shall be permitted within the GDO District provided that a tent shall not be used for retail sales of merchandise. Permits issued for tents shall be valid for a period not in excess of 14 consecutive days.

(2) Itinerant and/or temporary outdoor sales of retail merchandise shall be prohibited, including but not limited to the following:

- (A) sale of vacuum cleaners, fans and other appliances;
- (B) sale of rugs, carpets, toys, T-shirts, license plates, velvet paintings and artwork;
- (C) sale of landscaping materials not grown on-site;
- (D) sale of vegetables and produce not grown on- site;
- (E) sale of souvenirs and mementos;
- (F) sale of tropical plants, potted plants, and bouquets of flowers;
- (G) sale of stone, clay, glass, or concrete figurines;
- (H) sale of chairs, sofas, tables, or other furniture;
- (I) sale of food and beverages.

(3) Outdoor display or sale of merchandise, other than motor vehicles, is prohibited. Provided, however, an outdoor display of items regularly offered for sale indoors will be permitted on an infrequent and incidental basis. No such items may be displayed within any required landscape area.

- (4) Chain link, woven wire, or barb wire fencing shall be prohibited in any required front yard or in any area visible from the public R.O.W. Provided, however, woven wire fence or barb wire fence shall be permitted on land used for agricultural uses when such fencing is used for the keeping of livestock on the property. Provided further that chain link fencing necessary for safety or security during a construction project shall be allowed but it must be removed prior to issuance of a certificate of occupancy.
- (5) The following uses listed on Chart 1 and which may be otherwise permitted by right or by special permit in the underlying zones shall not be permitted as principal uses in the GDO District:

OTHER HOUSING

Fraternity/Sorority
Mobile Homes
Family Crisis Shelter
Family Violence Shelter
Mission
Student Dormitory
Transitional Home

INSTITUTIONS

Airport/Heliport

COMMERCIAL

Adult Cabaret
Adult Entertainment Center
Adult Motel
Adults-only Book Store
Adults-only Motion Picture Theater
Amusements, Commercial Outdoor Motorized
Amusements, Commercial Outdoor Motorized Except Carnivals
Carnivals
Communications Tower
Drive-in Theater
Kennels
Lumber, Building Material
Massage Parlor
Pawn Shop
Rap Parlor
Salvage and Surplus Merchandise
Sauna
Tavern
Tattoo Parlor

INDUSTRIAL

Animal or Poultry Slaughter, Stockyards, Rendering
Automobile Dismantlers and Recyclers
Mobile Home Construction
Paper Mills
Petroleum and Coal Products Refining
Primary Metals Distribution and Storage
Saw Mills
Scrap Processing Yard
Scrap Metal Processors
Scrap Metal Distribution and Storage
Secondary Material Dealers
Stone, Clay, Glass, and Concrete Products

TRANSPORTATION AND PUBLIC UTILITIES

Garbage or Refuse Collection Service
Refuse Processing Treatment and Storage
Landfill
Railroad Switching Yard, Terminal, Piggyback Yard
Taxicab Dispatching Station

OTHER

Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing
Temporary Mobile Recycling Center

(6) Setbacks and Buffer Yards

(A) Additional required setbacks.

In addition to the buffer yard requirements established in the Section 27 of this article [Appendix A – Zoning] for every one foot (1') that any proposed building exceeds 35 feet in height the required building setback on the side of the property where the buffer yard is required shall be increased an additional one foot (1') of width.

(B) Manson Pike Buffer.

1. A 100 foot wide buffer area shall be required along the south side of Manson Pike extending from the intersection of Manson Pike and Medical Center Parkway eastward to Van Cleave Lane.
2. Single family residential dwellings shall be allowed within the Manson Pike Buffer and shall be permitted to have

driveway access to Manson Pike provided the following requirements are met:

Minimum lot area of 43,560 square feet (1 acre)

Minimum front setback of 80 feet

Minimum lot width of 125 feet

Minimum side setback of 12.5 feet

Minimum rear setback of 30 feet

Maximum height of 35 feet

3. The buffer shall not be utilized as a storage area.
4. Parking lots, parking structures, accessory structures, dumpsters, temporary structures, storage facilities, or maintenance structures shall not be located within this buffer area.
5. The following building setbacks will be required along this buffer (in addition to the buffer width of 100 feet):

Single Family Residential

on lots less than one acre50 feet

Multi-family Residential100 feet

Office100 feet

Commercial.....100 feet

6. All parking areas, service areas, and rear of buildings shall be screened from this buffer area.
7. If any buffer requirements are required in accordance with the requirements of Section 27 of this article [Appendix A – Zoning] they shall be placed in addition to the 100 foot requirement of this buffer area.

(C) I-24 Buffer

There shall be a 50 foot wide buffer extending along the eastern R.O.W. line of I-24 along the entire boundary of the GDO, Gateway Design Overlay district from Manson Pike southward. In this buffer yard the following shall apply:

1. This buffer shall not be utilized as a storage area.
2. No automotive access, parking, storage facilities, maintenance structures, place of business, or dwelling units shall be placed within this buffer area.

3. All parking areas, service areas, and rear of buildings shall be screened from this buffer area and I-24.
4. All existing trees located within this buffer with a 6" D.B.H. (Diameter at Breast Height) and greater shall be field located and shown on proposed site plans including their size and species. Said trees shall not be removed and shall be preserved. Selected tree removal may be permitted with the review and written approval of the Urban Environmental and Planning Departments. Clear cutting of these trees shall not be permitted.

(7) Floor Area Ratio (F.A.R.) Requirements

The maximum F.A.R. permitted in areas with the underlying zoning being Office General (OG) district shall be 0.5. There is no maximum F.A.R. requirement in the Commercial Highway (CH) or Light Industrial (L-I) zoned areas.

(d) DESIGN REVIEW PROCESS

(1) Design Development Review Procedure

The design review process applies to both site plan and subdivision development and consists of four (4) general phases that are to be conducted and coordinated with the Planning Department, Building Department, and Planning Commission. They are:

- Pre-Design Conference (to include Planning Staff and other staff as needed)
- Master Plan Review (to include Planning Staff, other staff as needed, and Planning Commission)
- Initial Design Review (to include Planning Staff, other staff as needed, and Planning Commission)
- Final Design Review (to include Planning Staff, other staff as needed, and Planning Commission)

This process is intended to provide a basis for communication and to ensure that the purposes and intents of this section are achieved throughout the entire design and development process. Not all developments, particularly for site plans on lots that have been developed through this process, will require submittal of plans for all phases as outlined in this section. An applicant may submit Master Plan Review and Initial Design Review materials simultaneously and request that they be reviewed concurrently. All building construction and site improvements

must be reviewed in accordance with Section 7 of this article [Appendix A – Zoning], the Standard Street Specifications, and other development regulations of the City of Murfreesboro before any on-site construction commences. Prior to the Murfreesboro Planning Commission taking action when such action is required, plans must be formally submitted to and reviewed by the Planning and Engineering staff.

(A) New Development

Any proposed improvement to any property within the Gateway Design Overlay District requires submission to and approval in accordance with the provisions of this article [Appendix A – Zoning]. Each phase of the process has specific materials and information to be submitted by the applicant or designated agent. These materials will be necessary to adequately describe the intent, extent and character of the proposed project. At each stage of review, the reviewing body may approve a submission with or without conditions, disapprove based on identified failure to conform to these GDO requirements, defer pending additional information and/or on-site review, and/or require a re-submission with changes.

(B) Modifications to Existing Buildings, Structures and Developments: The GDO requirements shall be applicable to existing buildings, structures and developments under the following circumstances.

1. If an existing building, structure or development is expanded by fifty percent (50%) or more in size, then the entire building, structure or development and site shall comply with the requirements of this section.
2. If the estimated cost of a renovation of an existing building, structure, or development equals fifty percent (50%) or more of the total assessed value of the existing building, structure, or development, then the entire building, structure or development including the entire parking lot shall comply with the requirements of this section.
3. If there is a change in use of an existing building, structure or development, which requires issuance of a Special Use Permit, then the entire building, structure, or development and site including parking area shall comply with the requirements of this section.
4. If there is change in use of an existing building, structure or development, which requires rezoning of the property from

one zoning district to another zoning district, other than to or from a planned development district, to allow the new use, then the entire building, structure, or development and site including parking area shall comply with the requirements of this section.

5. If the number of existing parking spaces for an existing building, structure or development is expanded by twenty-five percent (25%) to forty nine percent (49%), then the area of expansion shall comply with the requirements of this section.
6. If the number of existing parking spaces for an existing building, structure or development is expanded by fifty percent (50%) or more, then the entire parking lot shall comply with the requirements of this section.
7. If a new and separate building, structure or development is constructed on the same lot of record as an existing building, structure or development, only the separate and new building, structure or development must meet the requirements of this section. However, if the new building, structure or development is connected physically to the existing building or structure so as to make it appear the existing and new building or structure are part of the same business or establishment, this exception shall not apply.

(C) Modifications or Alteration During Construction

Any modifications to or deviations from approved plans, including landscape plans shall be submitted for review and approval by the Planning Staff. The staff of the Planning Department shall evaluate the deviations to determine whether they are substantial or minor in accordance with the following:

1. Minor deviations.
 - a. It provides for less density than the approved plan; or
 - b. It provides greater open space by the elimination of or reduction in the size of the residential, commercial or industrial buildings; or
 - c. It modifies the orientation of buildings or their location as long as such changes do not significantly alter or adversely affect the relationship of such

buildings to the total development or any of its elements.

2. Substantial deviations.

If the Planning staff finds the development plan deviates substantially from the approved development plan, the applicant shall apply for an amendment of the development plan as provided in this section.

3. Amendments.

A development plan may be amended in accordance with the procedure that governs its original approval as provided in this section.

4. Landscape deviations

Any modifications to or deviations from approved landscape plans shall be submitted for review and approval by the City Horticulturist who shall evaluate the deviations to determine whether the deviations require re-submittal and re-approval in accordance with the requirements of Section 27 (g) of this article [Appendix A – Zoning].

(D) Variances

Variances from the provisions of this ordinance will be made in accordance with Section 10 of this article [Appendix A – Zoning].

Any submittal for which a variance from the GDO regulations may be requested from these regulations must include specific identification of the variance request and the reasons therefore. It is the applicant's responsibility to identify any item for such proposed variances. Approval of an applicant's final construction documents does not constitute approval of a variance unless that variance has been specifically requested in writing by the applicant and specifically approved in writing by the Board of Zoning Appeals.

A variance from the GDO requirements of this Section may be requested if a lot contains a building, structure, development, or parking area that was in existence as of the effective date of this ordinance. A variance from these GDO requirements may be requested for an unimproved lot only if the lot was in existence as of the effective date of this ordinance. Alternatively, if the lot was

not in existence as of the effective date of this ordinance, a variance may be requested only if the conditions or configurations of the lot changed after the effective date of the ordinance and the change was not created by the owner, the owner's representative, or the owner's predecessor in title, e.g. condemnation of a portion of the lot, or if the conditions were unknown at the time the lot was configured, e.g., a sink hole is found at a critical location of the site during site preparation.

Each applicant for a variance shall have the burden of proving that compliance with these GDO standards would be extraordinarily difficult because of one or more unusual characteristics of the property. Generally such characteristic may not have been created by deliberate action of the owner or the owner's representative. Each applicant for a variance must prove that an alternative and equivalent means of compliance is not viable. In considering a variance request, cost alone is not an extraordinary difficulty and it does not justify granting a variance. Applicants not able to demonstrate an extraordinary difficulty but whose plans are consistent with the intent and purposes of this section shall be encouraged to pursue application for zoning as a Planned Development in accordance with the requirements of Section 13 of this article [Appendix A – Zoning].

(2) Procedures for Gateway Design Overlay Review

(A) Pre-Design Conference

Not more than six (6) months prior to submitting plans for development within the GDO, Gateway Design Overlay District, the applicant shall request a Pre-Design Conference with the Planning Director to evaluate if the applicant is proceeding under the proper section of this ordinance; to advise the Planning Director of the location, scope, and nature of the proposed development; to clarify issues; to determine whether a master plan will be required; and to discuss other matters as may be relevant to the design review and approval process. This pre-application conference shall be attended by the Planning Director, any City staff the Planning Director may determine are needed to assist in the Pre-Design Conference, the applicant and/or the applicant's agent(s) who may be professional engineers, architects, landscape architects, or land planners retained by the applicant to assist in the preparation of the development plans. In the event more than six (6) months elapse before plans are submitted for review in accordance with the requirements of this section, the applicant shall request an additional Pre-Design Conference.

The Pre-Design Conference is an opportunity for an informal exchange of information and ideas. The applicant, along with applicant's other appropriate consultants, may review and clarify planning, engineering, master planning, design and development criteria with the Planning Staff. The conference is intended to establish the compatibility of the proposed development with the Gateway Design Overlay District regulations and whether the proposed development requires a change in the underlying zoning or a variance from the GDO regulations. During the conference, the applicant (and consultant team) is encouraged to discuss major ideas, elements and site development program requirements with the Planning Staff. Other topics for discussion should include the characteristics of the particular site, technical issues related to review procedures, and proposed on-site signage. Applicants are encouraged to discuss architectural design, style, concept and materials.

The applicant must complete the following Project Information Form prior to the Pre-Design Conference and submit it to the Planning Director a minimum of 48 hours in advance of the scheduled Pre-Design Conference.

Gateway Design Overlay District
PROJECT INFORMATION FORM

Date:

Land Parcel Descriptions:

Attach location map or aerial photograph of area under consideration.

Applicant's Name:

Applicant's Address:

City:

State:

Zip:

Telephone:

Architect's Name:

Engineer's Name:

Landscape Architect's Name:

Description of Proposed Use (Attach additional as required):

Total Development Tract Acreage:

Gross Site Acreage:
(including Common Area if any
Area)

Net:
(Usable Site

Building Square Footage:
(Ground floor/each floor above ground and total)

Building Height:

% Gross Site Area:

Required/Allowed: Provided:

Building Coverage:

Number of proposed lots or dwelling units:

Area Designated for future expansion:

Parking and Road Coverage:

Natural Woodland Coverage:

Wetland Coverage:

Parking Spaces:

(B) Master Plan Review

Based on the information discussed during the Pre-Design Conference and the Project Information Form, the applicant shall submit a Master Plan of the development tract for review by the Planning Staff and the Planning Commission. If it is determined by the Planning Staff during the Pre-Design Conference that a Master Plan is not required because it is not necessary, then the applicant shall not be required to submit a Master Plan as described in this sub-section.

The purpose of the Master Plan review is to assure the coordination of the individual developments within the Gateway Design Overlay District. Master Plan Review shall not constitute site plan submittal for Planning Commission Site Plan Review or Administrative Site Plan Review as described in Section 7 of this article [Appendix A – Zoning].

The Master Plan shall be at a scale of no greater than 1" = 200' on sheets measuring no greater than 24"x 36". Use of plan sheets greater than 24" x 36" requires advance approval of the Planning Director. Ten copies of the Master Plan shall be submitted to the Planning Department on or before the submittal deadline as identified on the Planning Department's calendar for submittals and shall contain the following:

1. A scale drawing of the property boundary and the names of the owners of all adjoining properties or subdivisions and lot numbers;
2. Vicinity map of property;
3. Date and approximate north point;
4. Name of owner;
5. Name of plat designer;
6. Size of the development tract under consideration for development;
7. Notation of any existing legal rights-of-way or easements including water, sewer, telephone, gas, cable television, or other encumbrances affecting the property;

8. Approximate topography of the site, at intervals of no more than two (2) foot, extended into adjacent properties; for this purpose, the mapping available through the City's G.I.S. may be used;
9. Areas which may be affected by flooding including the location of watercourses, floodway and flood fringe areas as shown on the most recent FIRM (Flood Insurance Rate Maps) or Flood Boundary Maps;
10. Proposed street layout, rights of way, and lot patterns;
11. Existing and proposed traffic control devices;
12. Proposed phasing;
13. The property's relationship to existing and proposed streets crossing or in proximity to the site and the City's Major Thoroughfare Plan;
14. The classification of proposed and existing streets in accordance with the City's Roadway Classification;
15. Zoning classification(s) including overlay zones;
16. Proposed drainage system;
17. Proposed utility system;
18. Jurisdiction of water provider;
19. All existing building/structures and significant natural/historic features within or adjacent to the proposed development;
20. Preliminary site plan locating all proposed buildings, streets, parking, service areas, buffer yards, sidewalks, utilities, and other site improvements;
21. Proposed regional detention facility locations;
22. Preliminary architectural drawings showing the conceptual exterior building elevations indicating building height, mass and a description of conceptual materials and color schemes;

23. Conceptual landscape plan for the entire site incorporating the City of Murfreesboro's landscape treatment plan along major roadways, parkways or boulevards including existing vegetation to be saved or removed.

(C) Initial Design Review

Based on the Pre-Design Conference, the Project Information Form and the Master Plan approved by the Planning Commission, the applicant shall submit plans of the proposed development to the Murfreesboro Planning Department for inclusion on the Planning Commission agenda in sufficient detail to clearly communicate major elements of the project design, including structure elevations, finish materials, circulation, and site development. This Initial Design Review shall not constitute site plan submittal for Planning Commission Site Plan Review or Administrative Site Plan Review as described in Section 7 of this article [Appendix A – Zoning] necessary to obtain building and development permits. The Planning Staff shall review the plans to confirm conformance with the requirements of the GDO regulations.

The Initial Design plans shall be drawn and submitted at a scale of no greater than 1" = 50' on sheets measuring no greater than 24" x 36". Use of plan sheets greater than 24" x 36" requires advance approval of the Planning Director. Ten copies of the Initial Design shall be submitted to the Planning Department on or before the submittal deadline as identified on the Planning Department's calendar for submittals for inclusion on the Planning Commission agenda and shall contain the following:

- Revised Project Information Form
- The approved Master Plan for the total development tract
- Ten (10) sets of preliminary drawings of the proposed project site providing the following information:
 1. Project boundary and site survey with a minimum scale of one inch equals 50 feet and topographic contours at two feet intervals. The survey shall identify all existing streets, structures, natural areas, wetlands, and groups of trees with six (6) inch caliper or larger, public rights-of-ways, public utility or drainage easements, and significant natural site features. The survey shall include existing/proposed buildings and significant natural features adjacent to the proposed development.

2. Preliminary site plan locating all proposed buildings, streets, parking, service areas, loading docks, curbs, and gutters, sidewalks, walls, fencing, utilities, signs, and other site improvements.
3. Preliminary grading contours and significant elevations.
4. Drainage and detention and/or retention facility locations.
5. Preliminary architectural drawings showing all exterior building elevations indicating building height, and materials including any visible roof projections and visible mechanical equipment.
6. Description of all exterior materials.
7. A separate conceptual landscape plan for the entire site incorporating the requirements of Section 27 of this article [Appendix A – Zoning] regardless of the size of the property and landscape treatment plan along major roadways, parkways or boulevards. Existing vegetation to be saved or removed must be identified. All landscape plans should indicate diagrammatically the limits of proposed areas to be irrigated.
8. Conceptual description of all exterior signage, graphics, art, and street furniture.
9. Site lighting layout, fixture selections, and fixture photometrics.
10. A calculation of required and provided open space and an identification of formal opens space locations.
11. Additional information may be required, if it is determined by the Planning staff that the additional information is necessary in order to meet the requirements of this section (e.g. traffic studies, drainage studies).

(D) Final Design Review

The purpose of the Final Design Review is to confirm that final plans, details and specifications comply with the Initial Design approved by the Planning Commission and shall constitute site plan review in accordance with Section 7 of this Article [Appendix A – Zoning]. Construction shall not begin until grading, building,

and other development permits have been obtained. Signs shall not be installed until a separate sign permit has been obtained. This checklist is in addition to any other requirement of this Article [Appendix A – Zoning]. Plans and specifications shall be prepared by an architect, landscape architect, professional engineer, and land surveyor (as appropriate) registered under Tennessee law, bearing the signature, seal and certificate of such professionals.

The Final Design plan shall be drawn and submitted at a scale of no greater than 1" = 50' on sheets measuring no greater than 24" x 36". Use of plan sheets greater than 24" x 36" requires advance approval of the Planning Director. Ten copies of the Final Design plans shall be submitted to the Planning Department on or before the submittal deadline as identified on the Planning Department's calendar for submittals for inclusion on the Planning Commission agenda and shall contain the following:

1. Project boundary and topography survey (minimum scale of one inch equal 50 feet, and existing or proposed contours at two foot intervals) identifying all existing roads, structures, natural areas, and groups of trees 6 inches caliper or larger, rights-of-way, easement and other significant site features. All existing development adjacent to the proposed project is to be shown.
2. Final site plan locating all proposed buildings, streets, parking, service areas, curbs and gutters, sidewalks, walls, fencing, utilities and other site improvements. Final grading, drainage structures and detention facilities are to be shown.
3. Final architectural drawings showing all exterior building elevations indicating building height, materials, fenestration and details. Any visible roof projections and visible mechanical equipment shall be shown.
4. A separate final landscape plan prepared in accordance with the requirements of Section 27 of this article [Appendix A – Zoning] indicating location of all existing trees to remain and location, type and size of all proposed landscape material. Applicant is required to submit a detailed landscape plan for areas along major roads and collector streets between the back of curb and paving area in compliance with the intent of these Regulations. The applicant shall indicate tree protection measures to be used to retain and enhance existing trees to be saved in natural and setback areas. The applicant shall provide calculations demonstrating the plan's adherence to all landscape requirements.

5. Irrigation plan indicating location and extent of automatic underground irrigation system including the location of any connection to the City's repurified water system.
6. Construction facilities plan and schedule to include location and description of temporary signage, construction trailers and materials staging in storage area, construction access location and parking.
7. Drawings and/or visual aids illustrating all exterior signage graphics, art, lighting and street furniture.
8. Color boards and material samples of exterior architectural and site materials and surfaces.
9. Location and description of all on-site signage in accordance with the requirements of Murfreesboro City Code Section 25 ¼ SIGNS.

(E) Construction Notification and Review

Prior to construction beginning on any site within the GDO district, the owner, or owner's authorized agent shall provide the Murfreesboro Planning and Engineering Department with 72 hours advance written notice. The Planning and Engineering Staff may conduct on-site inspections as development and construction proceeds to monitor compliance with these design regulations and to assure that the construction is proceeding in accordance with the previously approved plans.

(3) Miscellaneous Provisions

(A) Administration

The provisions of this section shall be implemented by the Murfreesboro Planning and Engineering Department, the Building and Codes Department, the Murfreesboro Water and Sewer Department, and the Urban Environmental Department.

(B) As-Built

As-built drawings of all utilities on the site including but not limited to irrigation, water, sewer, gas, telephone, cable, and electric shall be provided to the Murfreesboro Planning and Engineering Department upon completion of the project prior to the issuance of final certificates of occupancy.

(C) Accuracy of Information

Any persons submitting plans to the City of Murfreesboro shall be responsible for verification and accuracy of all components of such submissions, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans.

(D) Representation of Applicants

The applicant represents, by the act of entering into the design review process established by this section, that all representatives of the applicant, including, but not limited to, applicant's architect, engineer, landscape architect, other design consultants, contractors, sub-contractors, and their agents and employees, shall be made aware by the applicant of all applicable requirements of the City of Murfreesboro and shall abide by these District Regulations with respect to approval of development plans and specifications.

(E) Regulatory Compliance

Plans submitted for review in accordance with these GDO overlay regulations must comply with all applicable building codes, other zoning regulations and the requirements of all agencies having jurisdiction over the project. It is the responsibility of the applicant to obtain all necessary permits.

(e) SITE PLANNING AND DESIGN

(1) General Approach

A site's natural assets and its relationship to its immediate surroundings should have a significant influence on the site design and each individually developed parcel or project within Gateway Design Overlay District should incorporate existing site specific characteristics such as vegetation, topography, hydrology and views. Topography, vegetation and hydrology are closely interrelated and have a direct effect on each other. Disruption to any one element will have repercussions to the others, which must be carefully considered. The inherent qualities existing within Gateway Design Overlay District can be incorporated into site planning and design efforts.

(2) Views and Topography

Site planning and design must be sensitive to views, both into and out of development parcels. Because viewsheds are directly related to the

topographic conditions and roadway alignments of a site, the impact of grades on views should be considered to and from right-of-ways as well as adjacent properties. The preservation and enhancement of desirable views should be realized through sensitive and creative placement of all site elements on the site.

All development should be designed to conform to and compliment existing topography to the maximum extent possible. Cut and fill slopes should be kept to a minimum to lessen impact of tree removal, particularly along abutting property lines and public right-of-ways.

(3) Grading and Drainage

Each site development will need to consider grading and drainage in terms of preservation or creation of topographic features. The relation of existing and proposed grades to wetlands, rivers or drainage ways, tree masses, and stormwater detention areas as well as the relationship between buildings, surface or structured parking, roads, service courts, and adjacent properties to each other and to the site will have a significant influence on the success of the development in terms of its overall impression and aesthetic appeal.

Stormwater will be detained in accordance with the standards for drainage design and stormwater management of the City of Murfreesboro. Construction details, general concepts and standards to be applied to drainage planning and design are an integral part of these regulations. The design intent for treatment of stormwater drainage is to preserve and enhance existing drainage ways. New drainage ways shall be designed to appear natural and blend with the landscape. This includes the use of broad, grassed swales, aesthetic storm water quality facilities with very gentle side slopes, the use of natural stone weirs, or the creation of naturalistic streambeds. Headwalls and other drainage structures should be used sparingly. The sensitive integration of these types of structures into the landscape setting will be a major criteria used by the City of Murfreesboro in determining the appropriate and acceptability of design proposals in this regard.

All development parcels shall consider and apply storm water drainage techniques that minimize culverts, underground structures, or other visually and environmentally intrusive techniques in favor of a lower impact approach. No modification of existing drainage ways shall be allowed without specific prior written consent of the City Engineer.

Detention ponds and/or water quality facilities may be required and will be preliminarily designed and coordinated at master plan stage. Such detention and water quality facilities should be designed to serve multiple

sites and should serve as regional facilities to the extent possible. Final design will be required at site development plan stage.

(4) Circulation and Parking

Plans for vehicular circulation and parking must consider safety and aesthetic factors relative to the movement of vehicles. This includes efforts to minimize conflicts between vehicles and pedestrians, to limit paved areas, and to screen and soften the visual impact of parking areas, both interior and perimeter.

(A) Street Design

A consistent streetscape treatment along public rights-of-way enhances the appearance of the public domain and provides an attractive unified setting for the variation among individual developments and sites. Landscaping and building facades should dominate the public roadway frontage of any site. Therefore, the following standards shall apply to streets constructed within the Gateway Design Overlay District:

1. Sidewalks shall be required on both sides of all streets. Sidewalks shall be of similar material throughout the area of the Gateway Design Overlay District in which they are located. Sidewalks shall be set back a minimum of 6 feet behind the street curbs and shall be a minimum of 5 feet wide.
2. Sidewalks shall be developed to connect with adjacent properties and developments in order to promote and reinforce pedestrian connectivity. Sidewalks shall connect building entries within and between developments, where possible.
3. Street trees shall be installed in a planting zone a minimum of 6 feet wide located between the back of the street curb and the sidewalk noted above. Said trees may not be counted towards the minimum landscape requirements and shall be in addition to any other trees required in this section or this article [Appendix A – Zoning]. Street trees shall be large-maturity, canopy trees of a species approved by the City Horticulturist with a minimum caliper inch D.B. H. (Diameter at Breast Height) of three (3) inches. A canopy tree shall be installed for every 50 linear feet of roadway frontage And shall conform to the automotive

sight triangle requirements and specifications set forth in Section 27(p) of this Article [Appendix A – Zoning].

4. When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a uniform theme throughout the site. This entails the selection and specifications of products based on a harmonious design and compatibility with the architecture of the site and in conformance with standards adopted by the City of Murfreesboro.
5. Site plans for properties along existing streets where there are no existing sidewalks shall include sidewalks along the entire street frontage as part of the site development.

(B) Surface Parking

The design of surface parking shall be carefully considered to minimize the visual impact on surrounding streets and developments. In order to accomplish this, the following standards shall apply.

1. Number of parking spaces and size of spaces required shall meet the requirements specified in Section 26 of this Article [Appendix A – Zoning].
2. Shared parking between developments shall be allowed and will be encouraged for sites containing two or more buildings having complimentary parking requirements. Shared accesses are encouraged between different sites via cross access agreements. Approved shared parking or access plans may allow waiver of other applicable design requirements, e.g., subsection d. below.
3. Minimum space between buildings and parking: Ten (10) feet on lots of 1.5 acres or more and seven (7) feet on lots of less than 1.5 acres.
4. Minimum space between parking and adjacent property: Fifteen (15) feet on lots of 1.5 acres or more and ten (10) feet on lots of less than 1.5 acres.
5. Curbing (continuous concrete) required in all parking areas.

6. Tree quantities and sizes, buffering, and other planting requirements shall meet those specified in Section 27 of this Article [Appendix A – Zoning] and this section.
7. Environmentally sensitive parking lot construction designs and methods including grass pavers and light colored asphalt shall be permitted upon approval by the City Engineer provided the site architect or engineer can demonstrate their construction will be satisfactory for the purpose to be served.

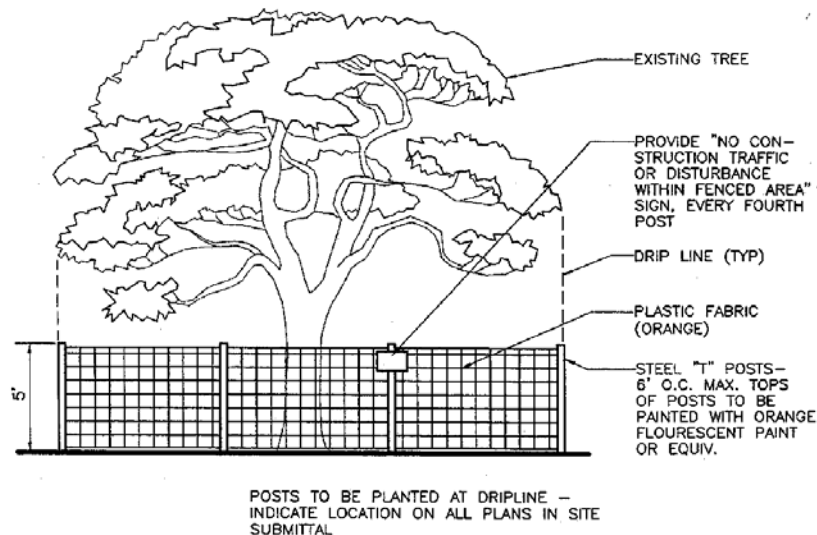
(C) Parking Structures

1. Exterior design shall be architecturally harmonious with development.
2. Screening at perimeter of deck shall be provided at grade level so that vehicles are screened.
3. All parking spaces shall be delineated with painted lines.

(6) Natural Vegetation Areas

Efforts shall be made during the preliminary planning to maintain existing tree rows and trees six inches in caliper or over. Clearing limit lines of natural areas and trees six inches in caliper or over to be preserved shall be clearly delineated on all plans. These areas shall require the following treatment:

- (A) Trees or vegetative areas, which are to remain undisturbed, shall be protected with a fence. (See Figure IV-1) Such fencing shall provide adequate protection for all trunks, branches and root systems, prior to the use of grading equipment. Fencing shall not be removed until commencement of landscape planting.



TREE PROTECTION DETAIL

- (B) When areas of natural vegetation occur within twenty (20) feet of the point of intersection of vehicular drives and streets, vehicular drives and pedestrian walks or two (2) or more drives or streets, the vegetation shall be limited to a height not to exceed three (3) feet, or in the case of trees, no branches below six (6) feet.
- (C) In general, areas of natural vegetation may be cleared of undergrowth.

(7) Historical Features/Areas

The City of Murfreesboro encourages the preservation of historical features and recommends a coordination meeting with the Stones River National Battlefield management to assist in the identification and location of historic features/areas. It may be possible for these areas to be completely dedicated to the Stones River National Battlefield for their ownership, responsibility of development, and maintenance. Any such dedicated area can count toward meeting the maximum F.A.R. (Floor Area Ratio) and maximum density, and may be credited towards open space requirements with up to a 1/3 maximum credit.

(8) Reserved Greenway Areas

The City of Murfreesboro may be willing to accept existing natural areas for City ownership, responsibility of development and maintenance. Said areas would be utilized to link greenway systems together that would connect to the existing Stones River Greenway in order to promote pedestrian friendly connectivity, appropriate mixed use transition areas, and quality of life.

This dedicated area can count toward meeting the maximum Floor Area Ratio (F.A.R.), maximum density, and up to 1/3 of the required open space.

(9) Open Space

Open Space development is critical to creating a sense of place for the Gateway Design Overlay District development. Consideration shall be given by the individual developers of each site to develop a land plan that considers creating open space that provides visual, aesthetic and environmental amenities appropriate to the scale and character of the Gateway Design Overlay District. As a result, the following minimum standards shall apply.

(A) General Requirements

1. A minimum of 20% open space shall be required on each site.
2. All landscape areas or natural areas greater than 200 square feet may constitute open space.
3. Phased developments shall provide the minimum 20% open space required with each phase.

(B) Formal Open Space Requirements

Each site shall be required to contain formal open spaces which may be part of the open space required as described above. Formal open space is defined as planned and structured areas that include formally designed landscape areas that may include streetscape furnishings, plaza areas, recreational improvements and street improvements. Following are general requirements for these spaces.

1. Residential developments shall provide one or more formal open spaces equal to 5% of the site's developable area. A minimum area of 5,000 square feet shall be required for any formal open space and may include hardscape improvements, street furnishings and amenity structures (i.e., gazebos, arbors, bandshells, etc.). However, individual lots in a subdivision for single family residential lots shall not be required to provide formal open space on each lot as described in this subsection.
2. Commercial/office developments, which exceed 5 acres or 40,000 square feet, shall provide one or more formal open spaces equal to 3% of the site's developable area and shall contain no less than 2,500 square feet.

(10) Pedestrian Circulation

Pedestrian circulation systems shall promote free and safe movement of pedestrians and bicyclists within each part of the Gateway Design Overlay District and shall create an alternative transportation mode and open space network throughout the entire Gateway Design Overlay District. A network of walkways, paths or trails will ultimately link the various grounds and land uses of the Gateway Design Overlay District together, including connections with current and future parts of the Murfreesboro Greenway system. All sites shall provide pedestrian access from parking areas and public streets to building entries.

Sidewalks shall have a minimum unobstructed width of five feet, and shall be constructed in accordance with the City of Murfreesboro Standard Street Specifications. All sidewalks shall meet accessibility standards for disabled users as required by appropriate government authorities. The Planning Staff or Planning Commission may require additional sidewalk widths when there are multiple users along the sidewalks and the additional width is necessary to accommodate the additional users. A maximum twelve feet width may be required to accommodate the multiple uses.

(A) Single family and Multifamily: sidewalks shall be required throughout single-family subdivisions on both sides of all streets. Linkages of the sidewalk system shall be provided to adjoining areas and to identifiable pedestrian destinations.

(B) Multifamily development: shall incorporate pedestrian sidewalks and walkways throughout, including links to the sidewalk system in public right-of-ways.

(C) Commercial: All commercial areas shall provide adequate pedestrian circulation within and between individual developments and shall provide pedestrian linkage to the common areas.

(11) Building Orientation

As part of an integrated approach to site planning, the orientation of building must be considered crucial to the success of the development, as well as its impact on the site. Views to and from roadways, surrounding parcels and significant existing or proposed site features should be incorporated into the siting of buildings to limit any potential negative impacts while taking advantage of any benefits.

Site and building entries should be considered as a sequential experience that is logical and easily understood by all. As appropriate, the separation of various actions can add clarity to how efficiently a site works, as well as its aesthetic impression. This type of approach may include separation

of service, visitor and employee entries depending on the specific nature of the site's use. Service areas, loading docks and storage areas shall be incorporated into the building design and oriented so that they are screened from adjacent right-of-ways and properties. The existing and proposed topography of a site should have a direct impact on building orientation and other site development elements, such as parking areas and drives. Sensitivity to grading, significant stands of existing vegetation, and drainage patterns are important in assuring that a site is developed in a manner that minimizes negative impacts and blends the development with its site in a harmonious manner.

General requirements for building orientation are:

(A) Residential

1. The primary facades for all residential buildings, including single family and multiple family buildings, shall front on a public street.
2. The rear of buildings shall not face onto any street including Manson Pike, Medical Center Parkway, Robert Rose Drive, Old Nashville Hwy. and Thompson Lane unless the rear of the building is screened with a minimum of a Type C Buffer as described in Section 27 of this article [Appendix A – Zoning].
3. Rear alleys will be considered as an alternative for garage and parking access.
4. Standard building setbacks and heights for the underlying zoning district shall apply provided that if these GDO regulations are more restrictive, the GDO regulations shall apply.

(B) Commercial

1. Standard building setbacks and heights for the underlying zoning district shall apply provided that if these GDO regulations are more restrictive, the GDO regulations shall apply.
2. Buildings are encouraged to be sited on internal streets rather than parking lots so that parking does not dominate the streetscape.

(12) Site Utilities

The utility appurtenances and mechanical equipment will be considered as part of the overall site planning and design process in order to incorporate these items in an acceptable manner. Evergreen planting, building and equipment orientation, fencing, screening walls, grading and berming may be used to mitigate the negative impacts of electrical transformer and telephone switching boxes or any other utility or mechanical equipment to be located on site. Grouping these items together will usually make treatment more efficient and effective. All utilities shall be underground.

(13) Site Lighting

Exterior lighting is an essential part of the total design of all projects. Well conceived lighting can extend the use of outdoor areas, create a sense of well-being and add interest to the nighttime landscape.

Lighting should satisfy the objectives of security while creating a pleasing visual environment. In an effort to reduce glare in the landscape, down lighting should be emphasized while limiting the use of spotlights. Selective site and building accent lighting is encouraged. For public protection and security, walkways and parking areas, as well as non-defensible public space (i.e., hidden nooks, exterior stairwells, dead end spaces) should be adequately lighted.

Lighting plans and schedules shall be provided in the Initial Design Review. The following considerations should be addressed during the review process:

- (A) Lighting levels shall meet applicable standards for safety and security for parking, pedestrian and service areas.
- (B) All light sources for a project shall be coordinated, including consideration of adjacent light sources.
- (C) All lighting fixtures shall be shielded to prevent glare. Light shall not be distributed beyond an angle of thirty-five (35) degrees from a vertical plane onto surrounding properties.
- (D) Lighting shall be designed so that illumination does not exceed one (1.0) foot-candle beyond the property line. All lighting shall have the intensities and uniformity ratio consistent with the Lighting Handbook of the Illuminations Engineering Society of North America (IESNA).
- (E) On-site lighting fixtures in residential developments shall not exceed sixteen (16) feet in height. For nonresidential

developments with structures thirty-five (35) feet or less in height, fixtures shall not exceed twenty (20) feet in height. For nonresidential developments with structures greater than thirty-five (35) feet in height, fixtures shall not exceed a height of thirty (30) feet. Shoebox-style lighting fixtures shall not be used for poles of sixteen (16) feet or less in height.

- (F) Poles may be located within landscaped areas or islands; however, to avoid conflicts with required landscaping, poles shall not displace or conflict with required parking lot landscaping.
- (G) Attached building or wall pack lighting shall be screened by the building's architectural features or contain a thirty-five (35) degrees cutoff shield.
- (H) Ground-oriented, pedestrian-scale lighting shall be considered as an alternative to pole-mounted fixtures along pedestrian walkways.
- (I) No lighting fixtures shall have blinking, flashing or fluttering lights or other illuminating devices which have changing light intensity, brightness or color, nor shall any beacon light be permitted, except those required for fire alarm and/or emergency systems.
- (J) White light shall be required. Metal halide, color-corrected mercury-vapor and color-corrected high-pressure sodium lamps are permitted. Low-pressure sodium lighting is prohibited.
- (K) Fixtures used for architectural lighting, such as facade, feature, and landscape lighting, shall be aimed or directed to preclude light projection beyond immediate objects intended to be illuminated.
- (L) Internally illuminated canopies shall have flush or recessed lenses.
- (M) No glare shall project into public right-of-way.
- (N) Lighting shall be sensitive to the Stones River National Battlefield to avoid intrusions of lighting onto the land within its authorized boundary.

(O) All lighting fixtures and poles will be reviewed for aesthetic quality and compatibility.

(f) LANDSCAPE DEVELOPMENT

(1) Goals and Objectives

The development of the site landscape is integral to the total building design. It should respond to the architecture and reflect a relationship to the site. The landscape design concept must accomplish the following aesthetic and functional purposes:

- (A) Reinforce the design objectives of the building. Articulation of main entries should be emphasized and reinforced by creating a focal point with specimen plant material. Seasonal color can be considered wherever possible for special interest areas.
- (B) Screen (with evergreen plants) service areas, mechanical equipment, trash containers, etc. from adjacent buildings.
- (C) Integrate existing topography, as well as natural vegetation, to the landscape design. Steep sites require special attention to prevent erosion and ease of maintenance.
- (D) Preserve desirable views while obtaining privacy.
- (E) Long-term viability of landscape, ease of upkeep, disease resistance and drought tolerance should be included in the selection criteria.

(2) Relationship with Section 27 Landscaping and Screening.

The provisions of this section shall be required in addition to the provisions of Section 27 Landscaping and Screening of this article [Appendix A – Zoning] as regards landscaping, screening, and buffering. The provisions of Section 27 shall apply except in instances where the provisions of this section are more stringent.

(3) Requirements

(A) Landscape Plan:

A separate landscape plan prepared in accordance with this article shall be submitted and gain approval from the City Horticulturist prior to issuance of a building permit for any development within the Gateway Design Overlay District. The provisions of this section shall be in addition to the requirements of Section 27 of this article and where there is conflict, the provisions of this section shall control.

(B) Irrigation

All landscape areas shall be irrigated with an automatic underground irrigation system on lots of 1.5 acres or more. Developers and property owners will be encouraged to use repurified water for irrigation where it is available. As-built drawings of all irrigation systems shall be submitted by each owner or related user upon completion of the installation of any such system. Permanent irrigation need not be provided for areas to be maintained as existing natural areas or areas to be restored as natural areas. However, temporary irrigation systems may be required for reestablishment of such areas.

(C) Undeveloped Areas

Undeveloped areas or portions of a parcel held in reserve for future building(s) or pavement and which have been disturbed by land development activities do not need to be fully landscaped or irrigated. Such areas shall be seeded with a turf mix to minimize erosion and reduce weed growth, and shall be properly maintained.

(D) Additional Landscape Requirements. In addition to parking lot screening and buffer yard planting requirements, the following additional landscaping requirements shall be met:

1. Required Front Landscaping Yard.

Landscape areas are required adjacent to and contiguous with all right-of-ways. The width of these landscape areas shall be measured from the R.O.W. and shall be dependent on the roadway type as follows:

Arterial	=	25 foot width
Collector	=	20 foot width
Local	=	15 foot width

2. Required Trees.

The number and location of required perimeter trees shall be determined based on the requirements of Section 27 of this article [Appendix A – Zoning] provided, however, the following additional requirements shall be met to determine the size and minimum number of required trees.

- a. Each newly developed site shall be required a minimum A.C.I. (Acquired Caliper Inch) of 60 caliper inches of proposed trees per acre of

development site. Trees in required buffer yards may not be counted toward this requirement.

- b. 20% of required trees shall be a minimum 4 caliper inches in size.
- c. 20% of required trees shall be a minimum 3 caliper inches in size.
- d. No proposed canopy, under-story, or ornamental tree planted with a size less than 2 caliper inches shall be counted as a required tree.
- e. A minimum of 25% and maximum of 40% of required trees shall be under-story and/or ornamental trees.

3. Required Shrubs.

- a. Each newly developed site shall be required to be landscaped with shrubs in accordance with the requirements of Section 27 of this article [Appendix A – Zoning] provided, however, a minimum of 30 eighteen-inch shrubs per acre shall be required for each site. Parking lot screening shall not be counted toward this requirement unless the site is less than 1.5 acres in size.
- b. Shrubs in required buffer yards shall not be counted toward this requirement.

4. Ground Cover

- a. Large areas with uninterrupted areas of gravel, pine straw or bark mulch or bare soil are prohibited. Such areas shall be landscaped with turf, seed, sod or groundcover.

5. Street Landscaping Requirement

- a. All streets shall be landscaped and irrigated in accordance with Section (e)(4)(A) prior to the owner of the site adjacent to the street occupying the site, provided, however, performance bonds may be posted in accordance with the requirements of Section 27 of this article [Appendix A – Zoning].

All areas, which have been landscaped and irrigated, shall continue to be maintained by the site owner in accordance with the approved plan.

6. Section 27(j)(3)(ii) shall not apply within the GDO Overlay District.

(E) Parking Areas

1. Landscape Islands

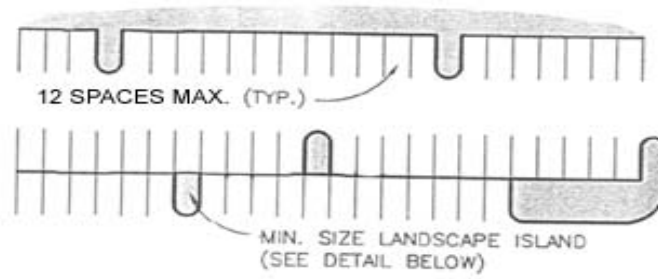
- a. A landscape island shall be provided and constructed for every 12 parking spaces in the manner illustrated in Figure V-1. Such islands shall be a minimum of 9 foot wide by 18 foot long and shall not count towards the required open space requirement unless they contain a contiguous area of 200 square feet. Landscape islands shall be planted with one canopy tree per island and shall have the remaining surface planted with appropriate turf, ground cover, or shrubs.
- b. At least one canopy tree with a minimum 3 inch caliper shall be placed in each island. (Note: These canopy trees can be used toward the overall 60 inch A.C.I. per acre minimum requirement)
- c. The backfill material for landscape islands shall be free of asphaltic, construction and/or trash materials. (See Figure V-2) The following note is to be placed on all site plans. "Note: No asphaltic, construction trash and/or materials are to be left in the backfill and/or subgrade of any proposed landscape parking area islands and/or planting strips."
- d. Landscape islands shall not be used for parking lot lighting if such lighting will displace or be in conflict with parking lot landscaping.

2. Parking Lot Screening

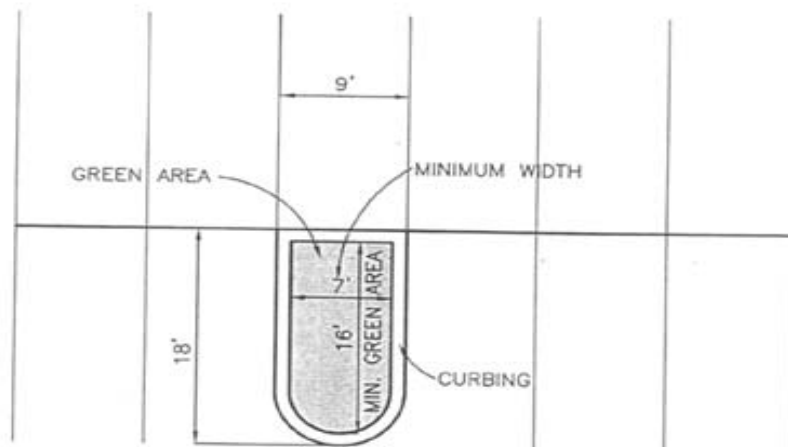
All parking areas shall be screened and buffered from public right-of-way by berms or planting or a combination thereof which shall have a minimum height of three (3) feet at the time of installation.

3. Landscape Parking Island Strip

- a. For every 200 parking spaces maximum one 20 foot wide landscape strip that runs the length of the parking bay shall be provided to divide the parking spaces into sub parking lots. (See Figure V-3)
- b. The backfill material for such 20' strip is to be free of asphaltic, construction and/or materials. (See Figure V-2)
- c. For every 40 L.F. of planting strip, one - 3 inch caliper shade tree shall be planted plus one – 24 inch high shrub for every 100 S.F. of planting strip area. Plantings shall consist of 50% evergreen shrubs. Shrubs and trees shall count toward the minimum shrub and tree requirements.



ACCEPTABLE LANDSCAPE ISLAND LAYOUT



MIN. SIZE LANDSCAPE ISLAND ALLOWED

FIGURE V-1

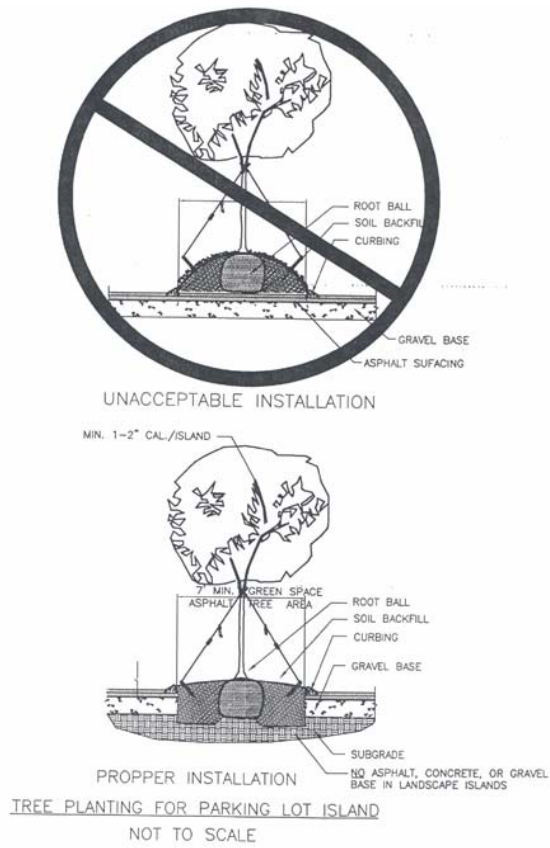


FIGURE V-2

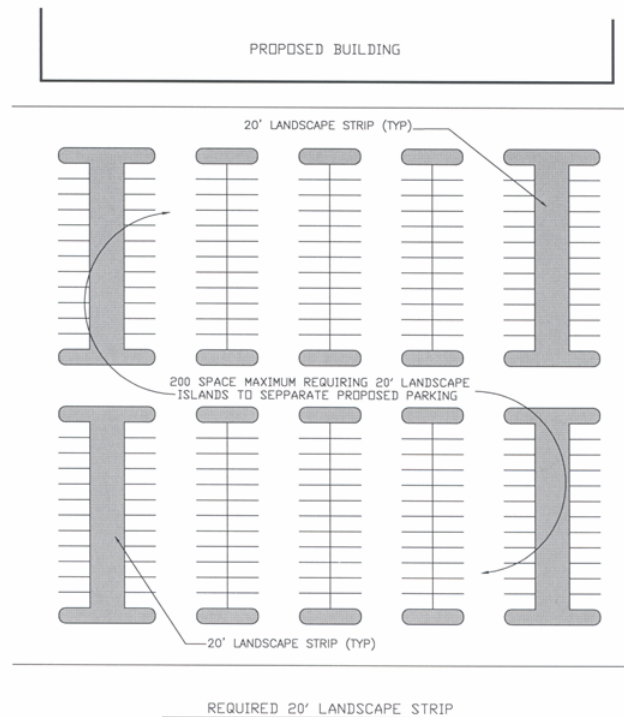


FIGURE V-3

(F) Landscape Screening

Landscape screening shall conform to the requirements of Section 27 of this article [Appendix A – Zoning]. All utility boxes, service areas, mechanical equipment, trash containers, dumpsters, and similar unaesthetic site elements shall be screened with the use of appropriate plant material, fences or walls, berming and grading with a general sensitivity to location of a site to minimize or eliminate any negative impacts. Screening and overall location of such elements is part of the review process.

(G) Sight Triangle Standards

Proposed landscaping within an automotive sight triangle area shall conform to the requirements and specifications set forth in Section 27(p) of this Article [Appendix A – Zoning].

(H) Enforcement

All proposed landscape designs submitted for review in accordance with the requirements of this Section are subject to change and must be approved in accordance with the requirements of this article [Appendix A – Zoning].

Any proposed landscaping that dies after installation shall be replaced with the same size and type of landscape material, unless otherwise approved by City Horticulturist. Landscaping shall be maintained continuously in a consistent manner.

Revisions to the landscape plan shall be approved in advance by the City Horticulturist and a revised landscape plan shall be submitted.

(I) Maintenance

All required landscaping shall be maintained in accordance with the requirements of Section 27 of this article [Appendix A – Zoning], provided, however, the owner of land developed in the GDO district shall continue to maintain required landscaping at an appropriate standard that reflects the natural environment and the intent and purposes of this section and article after expiration of any performance or warranty surety that may be posted to assure its installation or survival.

(g) CONSTRUCTION PHASE

(1) Soil Erosion Prevention

- (A) Expose smallest practical area of cleared land during construction.
- (B) Temporary ditches, dikes, vegetation and/or mulching shall be used to protect exposed areas during development or construction.
- (C) Sediment basins (debris basins, de-silting basins or silt traps) shall be installed and maintained to remove sediment from runoff waters during development.
- (D) The permanent landscaping shall be installed as soon as practicable after construction activities and, in general, within thirty (30) days of completion of major buildings and site construction. Longer periods of time shall be permitted due to inclement weather upon advance approval by the City Horticulturist.
- (E) Temporary mulching or grassing shall be used to control erosion on construction projects.
- (F) Temporary grassing shall be used for topsoil storage areas.

(2) Storage and Equipment

Construction storage and equipment yards shall be identified on site plans and shall be located on the site in a manner to minimize their impact on adjacent properties and public streets.

(3) Maintenance of Construction Sites

Construction sites shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and emptied weekly or as necessary to maintain a neat and orderly construction site.

(4) Construction Access

Construction access shall be coordinated with the Murfreesboro Streets and Traffic Departments. Special care shall be taken to protect existing pavements and landscaped areas from damage.

(5) Submission of Utility Drawings

At the end of the construction period, by phase, the owner shall submit to the Murfreesboro Planning and Engineering Department reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system.

(h) ARCHITECTURAL DESIGN

(1) General Character

The Architectural Design concepts are based on a comprehensive approach to development, with respect to the intended character and integrity of existing site features. Architectural character is an important part of the image conveyed by the various aspects of the Gateway Design Overlay District. To produce an orderly and aesthetically pleasing environment of high architectural quality; architectural treatments and character must be approved by the City of Murfreesboro by way of the design review process prior to any issuance of building permits or project construction. A building's exterior architectural expression and design compatibility with neighboring projects are the primary concern of this section. Size, massing, spatial relationships, organization, architectural style, detail, color and material will be among the criteria used for evaluation. Appropriate architectural design shall:

- (A) Provide an appropriate level of interest in the roofline.
- (B) Relate the building's features or articulation to the assets of the site.
- (C) Emphasize architectural detailing for curb appeal and positive visual impact especially related to entrances.
- (D) Create interest in site design in keeping with the intended character and quality of the GDO district.

(2) Building Construction and Design

Building construction and design shall be used to create a structure with attractive, high quality exterior elevations on all sides. Accessory buildings and enclosures, as well as other site elements, whether attached to or detached from the main building, shall be of similar compatible design and materials.

- (A) Commercial Design Specifics

1. Buildings shall not be designed to have long uninterrupted façades. Variations in the roof line or the wall plane shall be used to break up the mass of the building.
2. Buildings shall have a defined base and cap.
3. All facades visible from public access ways shall be similar to the primary façade in material and design.
4. Roof forms shall be appropriate to the building's design and scale.

(B) Residential (Single Family and Multiple Family) Design Specifics

1. Variation in building elevations is desirable. Repetition of similar designs should be avoided.
2. All dwelling units with attached garages shall have garages accessed from either the side or rear. Front loading garages shall be prohibited. Houses with garages that project substantially in front of the rest of the dwelling unit shall be prohibited.
3. The incorporation of usable porches is encouraged.
4. Dwellings shall have raised foundations. The first floor elevation shall be a minimum of one foot above the finished grade, unless a special accessibility requirement dictates otherwise.

(3) Building Materials (Exterior)

Exterior materials shall conform to and be in harmony with the overall Gateway Design Overlay District purposes and intent, as described throughout these regulations, as well as the design of neighboring structures and parcels. Large, uninterrupted expanses of a single material are discouraged. Long, uninterrupted building planes are not recommended. Buildings should be designed and arranged with offsetting surfaces and planes to provide a varied street appearance.

The basic palette of architectural materials for Gateway Design Overlay District includes:

(A) Commercial Primary Materials-

1. Natural Stone - Limestone, Granite or Cultured Stone
2. Brick
3. Pre-cast Architectural Concrete

(B) Commercial Secondary Materials -

1. Stucco or Synthetic Stucco (E.I.F.S.)
2. Glazed Curtain Walls
3. Split-face concrete block

(C) Residential Materials-

1. Brick
2. Cementitious Composition Siding
3. Dimensional Composition Roof Shingles

(D) Prohibited Residential Materials-

The use of materials such as split-face or exposed concrete block, wood siding, or corrugated metal siding shall be prohibited on portions of buildings that are visible from the public R.O.W. or from adjoining properties.

(4) Roof Design

(A) Rooftops

All penetrations through the roof (for example, mechanical equipment or skylights) must be organized in a manner that is integral to the architectural form of the building.

To ensure the preservation of views, all rooftop surface material, texture, equipment and accessories shall be reviewed according to the following regulations:

1. Roof-mounted mechanical equipment, vents and stacks shall be minimized and eliminated where possible. Equipment should be consolidated to be located within the same screened area.
2. Exposed ductwork, pipes, conduit, fans, vents or other similar building elements shall be screened from the view at pedestrian level from all public roadways and vehicular access ways.

3. Mechanical, utilities or other building elements that must be roof mounted shall be located and screened so they are not visible from any point 6' above ground level or from any public R.O.W. The appurtenances shall be grouped and enclosed by screens that are designed to be compatible with the building architecture. The screens shall be set back from the roof edge a distance of no less than one and half (1 ½) times their height.
4. All rooftop equipment and penetrations shall be painted and designed to be compatible with the building architecture.
5. Rooftop solar collectors, skylights, and any other potentially reflective rooftop building elements shall be designed and installed in a manner which prevents reflected glare and obstruction of views of other sites and structures.
6. Roof-mounted radio, TV and microwave antennae and towers are prohibited unless they can be screened so that they are not visible from public R.O.W. or adjoining properties. Special technology requirements shall be reviewed and discussed during the Pre-Design Conference.

(5) Exterior Utilities

All exterior service, loading, storage, and utility areas (including transformers, cooling towers, etc.) will be located at the side or rear of the building and shall be screened or sheltered so as not to be visible from the right-of-way or from adjacent parcels.

(i) Gateway Design Overlay District Zones

- (1) GDO-1 Additional regulations. The following additional regulations shall apply in the GDO-1 district.

(A) Building Height

The maximum building height permitted shall be as allowed in the underlying zoning district. Provided, however, that buildings may be constructed to a maximum height as listed below if application is made for zoning as a Planned Development in accordance with the requirements of Section 13 of this article [Appendix A-Zoning].

Office/Hotel 150'

(this height is determined in accordance with Figure 1. of this article)

[Appendix A – Zoning]

Other Commercial..... 75’

(no portion of the building shall exceed this height)

- (2) GDO-2 Additional regulations. The following additional regulations shall apply in the GDO-2 district.

(A) Maximum Building Height..... 35’

- (3) GDO-3 Additional regulations. (Reserved)

- (4) GDO-4 Applicable regulations. The requirements of this Section shall not apply within the GDO-4 district except as described in this section.

(A) Building Setback

Minimum Front Building Setback —35’ or setback required by underlying zone, whichever is greater

Maximum Front Building Setback—10’ more than minimum front building setback

(B) Maximum Building Height..... 35’

(C) Existing Single Family Structures Exempted. Existing single family residences shall be exempt from this subsection.